

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>930 French Street NW</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>January 28, 2015</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>16-052</b>	New Construction
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b> Alteration

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On behalf of owner Gregory Brennan, architect James Foster of Arcadia Design, seeks concept review to add a roof and rear addition to a two-story rowhouse in the U Street Historic District. The building is amidst a row of similar bay-front, brick Italianate residences built as speculative housing in the late 1870s and 1880s.

**Project Description**

The proposal would remove the existing rear ell, construct a new one that infills the dogleg but has much smaller overall footprint than existing. The depth of the building would be reduced about 12 feet, making the rear wall in line with the property to the east and about 12' less deep than the property to the west. The work would also flatten the roof to allow an addition to be set down into the current framing. The roof addition would rise about 3' higher than the existing parapet, and would sit back 21' from the façade. The addition would slope up slightly toward the rear, reading as a full 3-story addition from the alley.

The rear elevation would be brick with large glazed expanses on the lower floors and an areaway to allow light into the basement. The side walls would also be brick while the front would be glazed, providing access onto a front roof deck. The height of the parapet is sufficient to serve as a railing for this deck.

**Evaluation**

The addition is compatible with the historic district as it is not visible, does not overwhelm the underlying historic building, and does not detract from the character of a highly intact rear alleyscape. In response to HPO comments, the addition has been lowered and pushed back on the roof. A deck initially slated for the top of the addition has been removed from consideration because its railing would have been visible. Because of the tall parapet, there will be no visible railing for the proposed front roof deck.

Although the photos of the roof mockups are confusing because they show both the currently proposed heights and heights for previous proposals, a site visit has confirmed that the addition will not be visible from any vantage point for a significant distance. The rear, while taller, creates no significant impact on the character of the alley due to the reduction in its depth and the alterations already present within the alley.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the U Street Historic District and consistent with the Act, and that final review be delegated to staff.*